SOLD NSW · PROPERTY MARKET REPORT

East maitland NSW 2323

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -16	$817,500 -3%	$857,525 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,700,000	$380,000	$17.15M

POSTCODE 2323 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$615	$618	82

Figures cover the entire 2323 postcode area, not East maitland alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$817,500 -3%	$857,525 -1%	20 -44%

PROPERTY TYPE BREAKDOWN

Residentials — 20 (100%)

KEY MARKET INSIGHTS

- 20 properties settled in East maitland NSW 2323 in October 2026.
- The median sale price fell 3% to $817,500, down from $840,000 in September 2026.
- All 20 recorded sales were residentials.
- Prices ranged widely — from $380,000 to $1,700,000, a spread of $1,320,000.
- The standout sale was 36 WILTON DR at $1,700,000 on 14 Oct — 108% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
36 WILTON DR	Residential	**$1,700,000**	14 Oct
6 OXLEY CL	Residential	**$1,257,000**	16 Oct
56 BRUNSWICK ST	Residential	**$1,180,000**	12 Oct
27 BRUNSWICK ST	Residential	**$1,040,000**	9 Oct
23 HILAND CRES	Residential	**$980,000**	29 Oct
82 WORCESTER DR	Residential	**$920,000**	6 Oct
35 FLINDERS ST	Residential	**$890,000**	12 Oct
27 GLOVER ST	Residential	**$885,000**	22 Oct
180 HIGH ST	Residential	**$870,000**	26 Oct
76 BANKS ST	Residential	**$835,000**	29 Oct
8 LAWSON ST	Residential	**$800,000**	16 Oct
68 PERTH AVE	Residential	**$788,000**	22 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.